

STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

BMO Bank N.A

Plaintiff,

Case No. 2024CV000485

v.

Jeffrey A. Stanzel

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 1, 2025 in the amount of \$50,142.21, I will sell at public auction, located in the rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI, on

February 10, 2026

At 9:30 AM, all of the following described premises, to wit:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4), SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE TOWN OF FRANKLIN, MANITOWOC COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

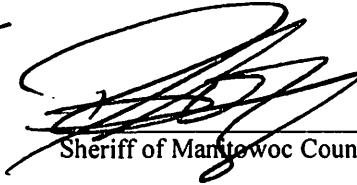
COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4 OF SW1/4; THENCE EAST 222.75 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 169 FEET; THENCE EAST 106 FEET; THENCE NORTH 169 FEET; THENCE WEST 106 FEET BACK TO THE PLACE OF BEGINNING.

Street Address: 13713 Taus Road, Cato AKA Reedsville, WI 54230
Tax Key No. 005-022-010-004.00

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Manitowoc County Office of the Sheriff (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on Dec 22nd, 2025



John B. Stanzel
Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-01369

NOTE: This law firm is a debt collector.